





Property Description

Welcome to this charming three-bedroom semi-detached house located on Burnthouse Lane in Exeter. This home features a spacious living area that flows into a well-appointed kitchen, a large side garden perfect for outdoor activities, and a driveway for off-street parking.

The convenient downstairs shower room and toilet enhance practicality, while the three generously sized bedrooms upstairs provide a tranquil retreat. Situated in a residential area close to local amenities and schools, this property is perfect for families and has no onward chain, making it ready for you to move in and make it your own.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Entrance Porch

Double glazed windows, tiled floor.

Entrance Hall

Double glazed side aspect window, fire alarm, cupboard, wall mounted radiator.

Living Room

13' 6" exc bay x 11' 3" (4.11m exc bay x 3.43m)

Double glazed front aspect bay window, wall mounted radiator.

Kitchen/ Dining Room

20' 4" x 9' 8" (6.20m x 2.95m)

Double glazed rear and side aspect window, double glazed patio doors to rear, wall and base units, work surfaces, stainless steel sink unit, wall mounted radiator.

Annex Kitchen/ Living Room

16' 1" x 8' 2" (4.90m x 2.49m)

Previously the Garage (could be converted back). Double glazed side aspect window, wall and base units, work surfaces, wall mounted radiator.

Downstairs Shower Room

Shower, wall mounted radiator.

Separate WC

Low level toilet, wash hand basin.

Conservatory

17' 10" x 7' 3" (5.44m x 2.21m)

Double glazed rear aspect windows, French doors to Kitchen/Dining Room.

Bedroom 1

11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed front aspect window, wardrobe, wall mounted radiator.

Bedroom 2

10' 2" x 9' 8" (3.10m x 2.95m)

Double glazed rear aspect window, wardrobe, wall mounted radiator.

Bedroom 3

8' 10" x 8' 2" (2.69m x 2.49m)

Double glazed rear aspect window, wall mounted radiator.

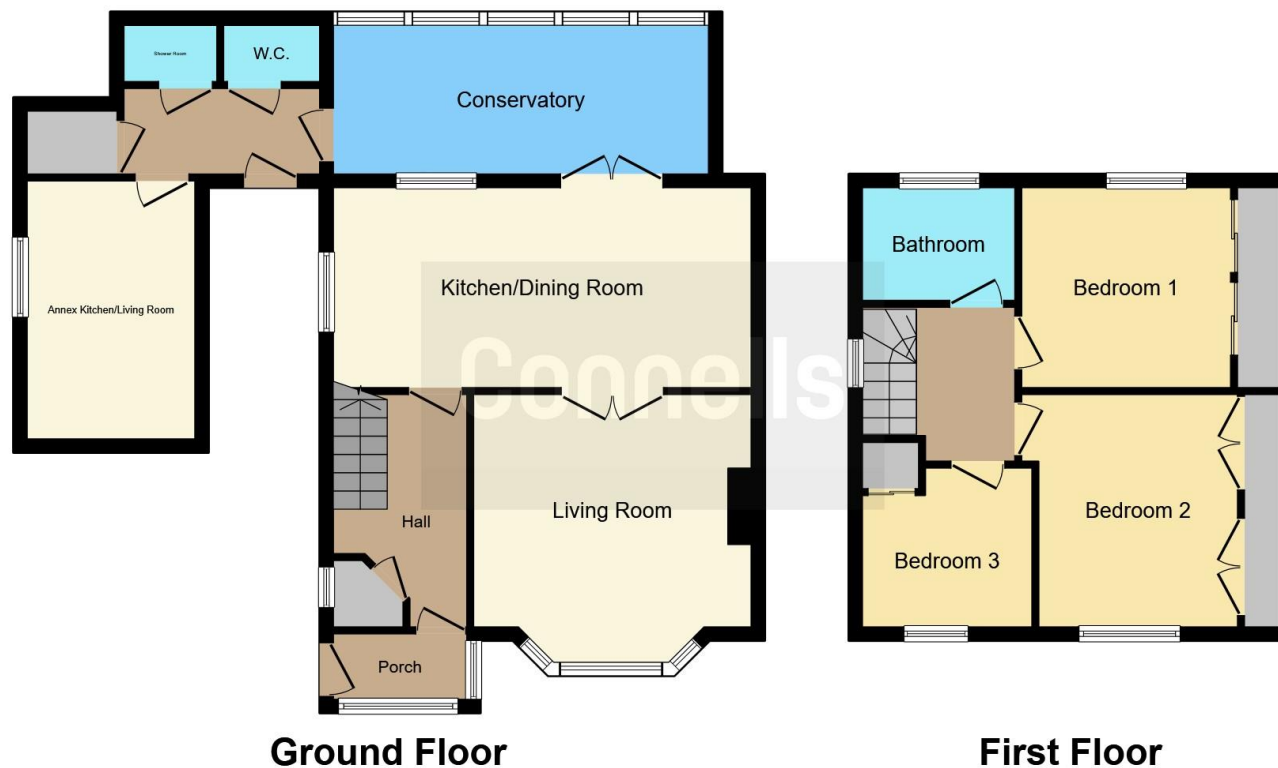
Outside

Front garden with driveway, patio, shed, flower beds, outside tap, pond and outside light, enclosed by fencing. Rear garden with patio enclosed by walls.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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